



DAVID G. PUGSLEY, A.I.A.
WADE J. SIMPSON, A.I.A.
SEAN L. COULTER, A.I.A.
DAVID F. WELLES, A.I.A. (Retired)
ARCHITECTS, LLP

March 13, 2007

RE: Parking Lot for Callister & Reynolds Law Office Building

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Dear Sir or Madam:

Subject: Justification Letter

I am writing on behalf of my clients who are requesting a Site Development Plan Review for their Surface Parking Lot project. They intend to use this parking lot as remote parking for their office buildings at 823 S. Las Vegas Boulevard and 824 S. 6th Street.

How the project supports the City's policies and regulations

This project provides parking for two buildings located in the Las Vegas Downtown Overlay District. Where possible, the design conforms to the Title 19 requirements for landscaping and parking lot screening in this district.

Waiver of Select Requirements

The design accommodates the landscape buffer requirement along 6th Street and Hoover Street with crushed rock and shrubbery. We request that the City waive the landscape buffer requirement on the alley side of the parking lot and the requirement to match the streetscape landscape along 6th Street & Hoover Street.

We also request that the interior landscape island requirement be waived because the five required islands decrease the number of total spaces by 5 spaces – a large number of spaces deleted from the possible 28 to 30 spaces possible on the lot. The trees required to be planted in the interior islands are still provided at the perimeter planters.

Finally, we ask that the accessible parking requirement in this lot be waived because the accessible parking is already being provided at the buildings it serves. Please refer to the documentation attached for details.

Respectfully yours,

Karl Maisner Jr.
Project Manager

MAR 13 2007

SDR-20490
04/26/07 PC